

Cheshire West & Chester Council

Local Plan



Housing Land Monitor Summary Report 2025

(1 April 2024 - 31 March 2025)

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Cheshire West
and Chester

Housing land monitor 2024-2025 summary report

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1 Five-year land supply position summary

Cheshire West and Chester Local Plan (2010-2030) housing requirement

1.1 The delivery of new housing in Cheshire West and Chester to meet the Local Plan (Part One) housing requirement is set out in policy STRAT 2 (i) and is monitored through this report. The housing land supply summary sets out the key outputs of the housing land monitor (2024-2025), and also informs the Council's Annual Monitoring Report (AMR). The methodology for undertaking annual housing monitoring, and for preparing the land supply position is available on the Council's monitoring webpage.

Local Plan (2010-2030)

Remaining housing land requirement 2025-2030 (inc. NPPF buffer) = 245 net dwellings

Deliverable five-year housing land supply = 3,788

Local Plan (Part One) housing requirement to be met within plan period (2010-2030)

Local housing need (LHN) five-year housing land supply position (at 1 April 2025) = 1.89 years

Five year housing land requirement 2025-2030 = 10,038 net dwellings (2,008 per year)

Deliverable five-year housing land supply = 3,788 net dwellings

1.2 The LHN five-year housing land supply position is based on the following:

- Local housing need (LHN) requirement (1 April 2025) = 1,912 net dwellings per year
- 5% National Planning Policy Framework (NPPF) buffer based on Housing Delivery Test measurement
- Five year housing requirement (2025-2030) including NPPF buffer = 10,038 net dwellings (2,008 per year)
- Identified deliverable five-year housing land supply (at 1 April 2025) = 3,788 net dwellings
- Net five-year supply calculation = 3,788 (supply) divided by 2,008 (requirement inc. NPPF buffer)

2 Annual housing completions

2.1 The table below sets out the net and gross housing completions for the 2024-2025 monitoring period. Annual net and gross housing completions recorded since the base date of the Local Plan as set against the total housing requirement set out in Local Plan (Part One) policy STRAT 2 are set out in Appendix 2 of this report. A breakdown of completions by spatial area is set out in the Council's Annual Monitoring Report.

Table 2.1 2024-2025 annual housing completions

2024-2025 annual housing completions	
Total gross completions	= 1,229
Total losses/demolitions	= - 27
Total net completions	= 1,202

3 Five-year housing requirement

Local Plan (2010-2030) five-year housing requirement

3.1 At the base date of the Local Plan (Part One), policy STRAT 2 (22,000 net dwellings between 2010 and 2030) would equate to an annual average requirement of 1,100 net dwellings. The annual requirement is calculated each year to reflect the remaining Local Plan housing requirement taking account of the total net completions. A 5% NPPF buffer is applied as a result of the Housing Delivery Test (HDT).

Table 3.1 Five-year housing requirement calculation

Description	Explanation / calculation	Net dwellings
Local Plan total net housing requirement (2010-2030)	Local Plan (Part One) policy STRAT 2	= 22,000 (1,100 per year average)
Total net housing completions 2010 to 2025	See annual housing completions table	= 21,768
Total net remaining Local Plan housing requirement 2025 to 2030	Local Plan (Part One) policy STRAT 2 requirement minus total net housing completions (= 22,000 - 21,769)	= 232
Revised annual net requirement	Total net remaining housing requirement divided by remaining years in plan period (= 232/5 years)	= 46
NPPF buffer (5%)	46 + 5%	= 49
Revised five-year housing requirement (2025 - 2030) including 5% NPPF buffer	Annual requirement (including NPPF buffer) x 5years (= 49 x 5)	= 245

Local housing need (LHN) five-year housing requirement

3.2 The standard method, as set out in national planning guidance, uses a formula incorporating the baseline housing stock for the borough that is adjusted to reflect local affordability. This identifies the minimum number of homes that should be planned for through a Local Plan.

Table 3.2 Local housing need calculation

Description	Explanation / calculation	Net dwellings
Step 1 Setting the baseline ⁽¹⁾	0.8% of the existing housing stock for the borough Source of data: Table 125 : dwelling stock estimates by local authority district (the most recent data published at the time of calculation)	Dwelling stock estimate (2023) = 165,231 0.8% of dwelling stock estimate = 1,322
Step 2 Adjustment to take account of affordability	For each 1% the median workplace-based affordability ratio is above 5, the housing stock baseline is increased by 0.95% Calculation: National Planning Guidance: Housing and economic needs assessment Source of data: Table 5c : median workplace-based affordability ration	Affordability ratio = 7.35 Adjustment factor = 1.45
Local housing need (LHN) figure	Minimum annual local housing need figure = housing stock baseline (step 1) X adjustment factor (step 2)	= 1,912 per year
Five-year LHN requirement	Annual LHN plus 5% NPPF buffer 1912 + 5% x 5years	= 10,038

1. baseline dwelling stock and adjustment factor are rounded to two decimal places. Unrounded figures are used to calculate the LHN figure.

4 Housing land supply

National Planning Policy Framework Annex 2

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. **Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

4.1 At 1 April 2025 ⁽ⁱ⁾:

- Total supply = 11,568 self-contained units (including a small site allowance).
- Five-year deliverable supply = 3,788 net units (including a small sites allowance)

Table 4.1 Net housing land supply by source

Sources of supply	Supply without planning permission	Supply with planning permission	Deliverable supply (five years)
Development Plan sites	1,644	3,358	2,069
Identified sites ⁽¹⁾	4,525	945	799
Permitted Development Rights (PD) and Prior Approval	0	37	29
Windfall sites	28	821	681
Small site allowance ⁽²⁾	210	-	210
SUPPLY TOTAL	6,407	5,161	3,788

1. Sites identified through Brownfield Land Register and Land Availability Assessment
2. based on completions data = 105 dwellings per year from Year 4 onwards only

4.2 The total net supply of dwellings set out in the table above is the number of net dwellings before sites have been assessed as developable (in the Plan period) or deliverable (within five years). Some sites or dwellings may be forecast to deliver beyond the Local Plan period, or may have alternative schemes pending/approved which means that the developable supply is less than the total supply.

i All figures refer to self-contained units only

5 Forecasting review

5.1 In order to assess the accuracy of the Council's forecasting a review of housing delivery forecasts and annual completions has been carried out. The graph below shows net annual housing delivery; the change over time in annual requirement based on the Local Plan requirement of 22,000 dwellings; and the year-one housing delivery forecast for each monitoring period since the base date of the Local Plan.

5.2 It is acknowledged that forecasts become less accurate over longer periods of time e.g. forecasts for years one and two will have greater surety than year five. The graph below sets out the net annual completions achieved and compares it against the Year One forecasting figure for that year. In 2013/14 and 2022/23 the Year One forecasts were very similar to the actual level of completions. Across the plan period, the number of completions in each year has exceeded the corresponding Year One forecast. This would indicate that the forecasts are both accurate and also cautious.

5.3 It is noted that forecasts made in 2020 did not account for the Covid-19 pandemic and although delivery has reduced since 2021, it has still matched or exceeded the Year One forecast for the equivalent period. Subsequent forecasts have considered the impacts of the pandemic on house building, for example reduced efficiencies due to changes in workforces through social distancing, and the availability of materials.

Forecasting future housing delivery

5.4 Draft forecasts are reviewed on a site-by-site basis, taking into account the current planning and development status of the site. Where possible, information and intelligence is gathered through the on-site monitoring process and engagement with Development Management case officers.

6 Housing delivery test (HDT)

6.1 The Housing Delivery Test (HDT) is a percentage measurement of the number of net homes delivered against the number of homes required, over a rolling three year period (HDT Measurement Rule Book). The number of net homes delivered includes both communal student accommodation and other communal accommodation calculated based on the nationally set ratios as described in the handbook. The draft 2025 measurement applies the relevant method of calculating housing requirement as set out in NPPF (2023, the start date of the monitoring period (1 April 2024).

Table 6.1 Draft 2025 HDT measurement

Year	2022 - 2023	2023 - 2024	2024 - 2025	Total no. of homes
Number of homes required per year	567	532	504	1,603
Net annual completions ⁽¹⁾	1,401	1,366	1,215	3,982
2025 HDT measurement (draft)				248%

1. Includes communal student accommodation (ratio 2.4) and other communal accommodation (ratio 1.9) completed in the monitoring period

Table 6.2 MHCLG HDT measurement results

Year	HDT result
2019	365 %
2020	383 %
2021	340 %
2022	312 %
2023	275%
2024	256 % *draft
2025	248% *draft

1 Annual completions 2010-2025

Annual gross and net housing completions 2010 - 2024

Year	Annual net completions	Local Plan baseline annual net requirement	+/- annual baseline requirement	Cumulative net total completions
2010/2011	654	1,100	- 446	654
2011/2012	796	1,100	- 304	1,450
2012/2013	673	1,100	- 427	2,123
2013/2014	970	1,100	- 130	3,093
2014/2015	1,571	1,100	+ 471	4,664
2015/2016	1,769	1,100	+ 669	6,443
2016/2017	2,017	1,100	+ 917	8,450
2017/2018	2,542	1,100	+ 1,442	10,992
2018/2019	2,152	1,100	+ 1,052	13,144
2019/2020	1,849	1,100	+ 749	14,993
2020/2021	1,335	1,100	+ 235	16,328
2021/2022	1,517	1,100	+ 417	17,845
2022/2023	1,355	1,100	+ 255	19,200
2023/2024	1,366	1,100	+ 266	20,566
2024/2025	1,202	1,100	+ 102	21,768
TOTAL	21,768	16,500	+ 5,266	21,768

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Tel: 0300 123 8 123 **Textphone:** 18001 01606 867 670

email: equalities@cheshirewestandchester.gov.uk

web: www.cheshirewestandchester.gov.uk